



YS Industrial Project - Building 3 | Visalia, CA

Property For Lease

1005 N Demaree Street
Visalia, California 93291
O | 559.754.3020
F | 559.429.4016
www.mdgre.com

GRAHAM | **& ASSOCIATES**

Matt Graham
Lic# 01804235
www.mdgre.com

to learn more, visit: www.mdgre.com

PROPERTY DETAILS

Location:	7825 W Riggin Ave Visalia CA SW Corner of W. Riggin Road & Clancy Street Visalia, CA		
Square Feet Available:	353,600 +/- Sq. Ft. Buildings 648 +/- Sq. Ft. Building Fire Pump and Electrical Rooms		
Zoning:	IH	Parking Stalls:	354 Per Building
Clear Heights:	40 ft.	Loading Docks:	40 Per Building
Column Spacing:	60' x 56'	Grade Level Doors:	2 Per Building
Power:	4000 Amp 277/480 Volt	Lease Rate:	\$0.80 Per Sq. Ft. - NNN \$9.60 Per Year Annual Rent ***Offering 2 months FREE RENT***



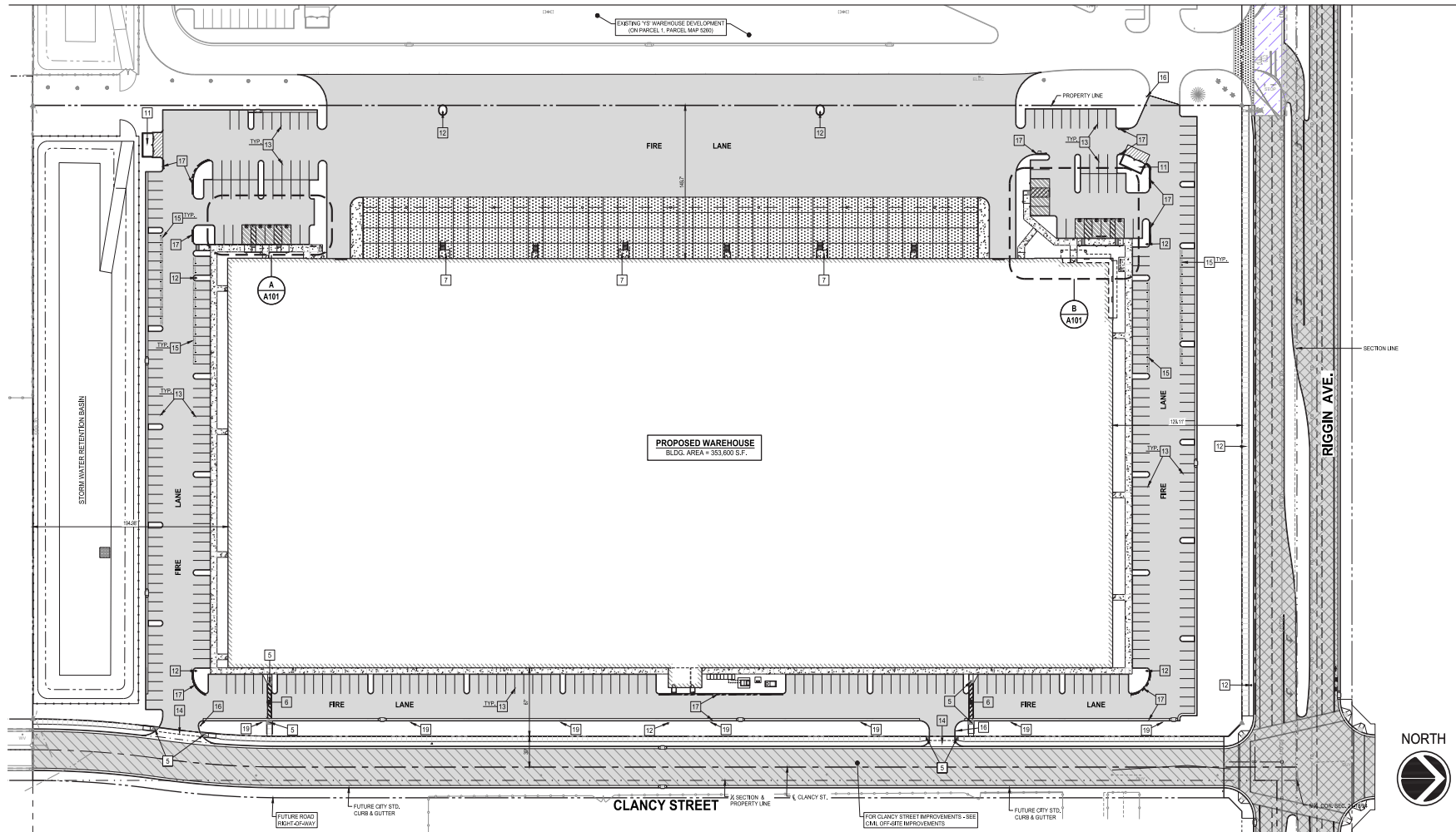
Contact Broker:
Matt Graham
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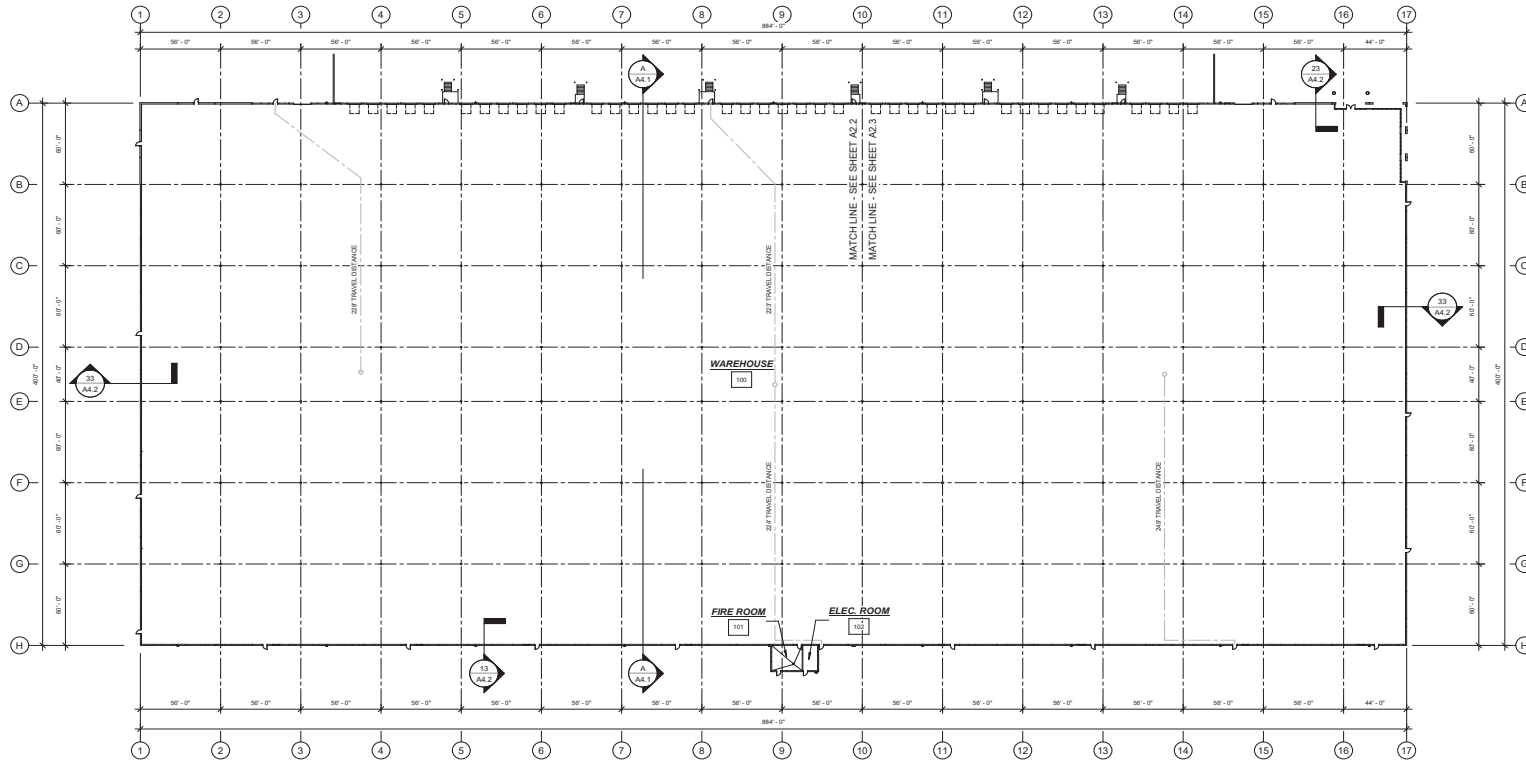
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PROPOSED SITE PLAN



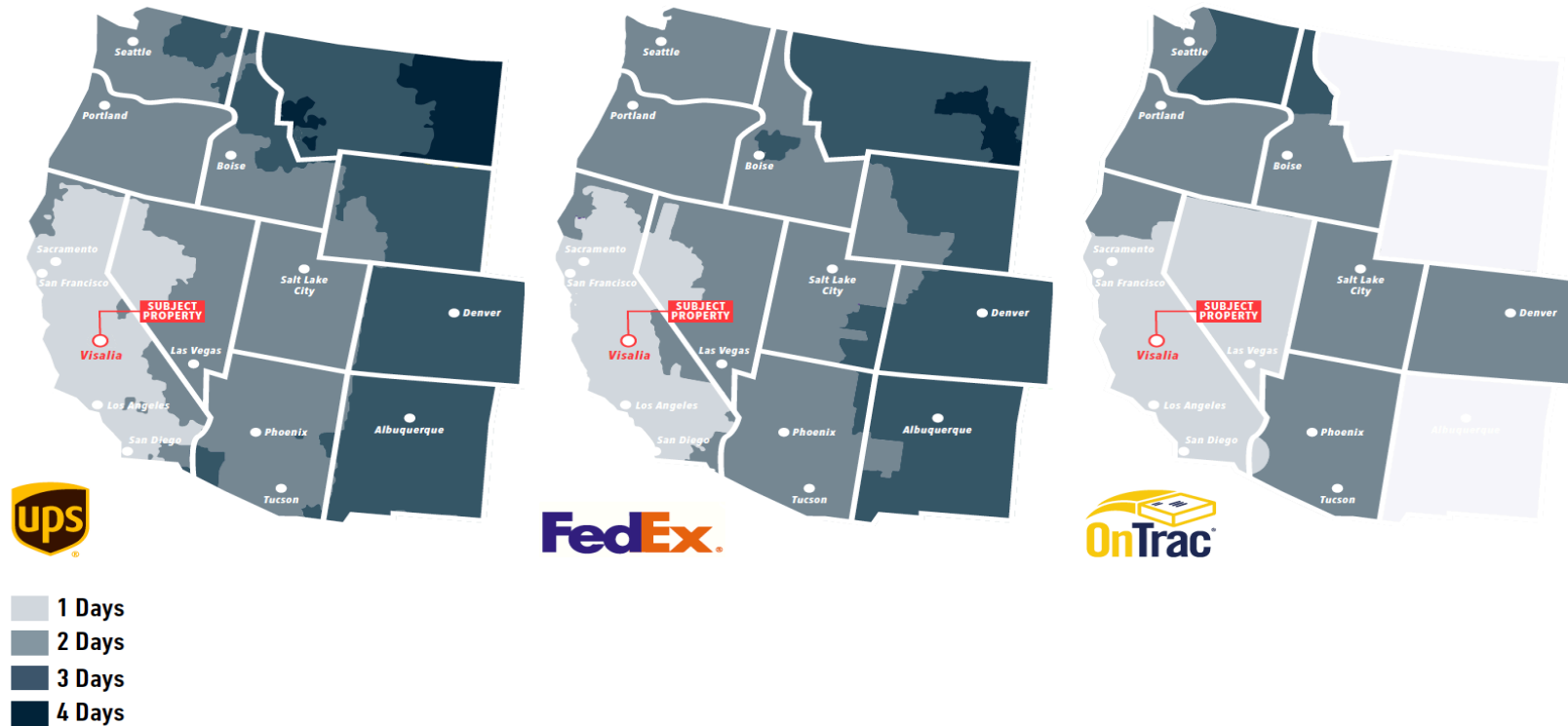
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BUILDING OVERALL SITE PLAN



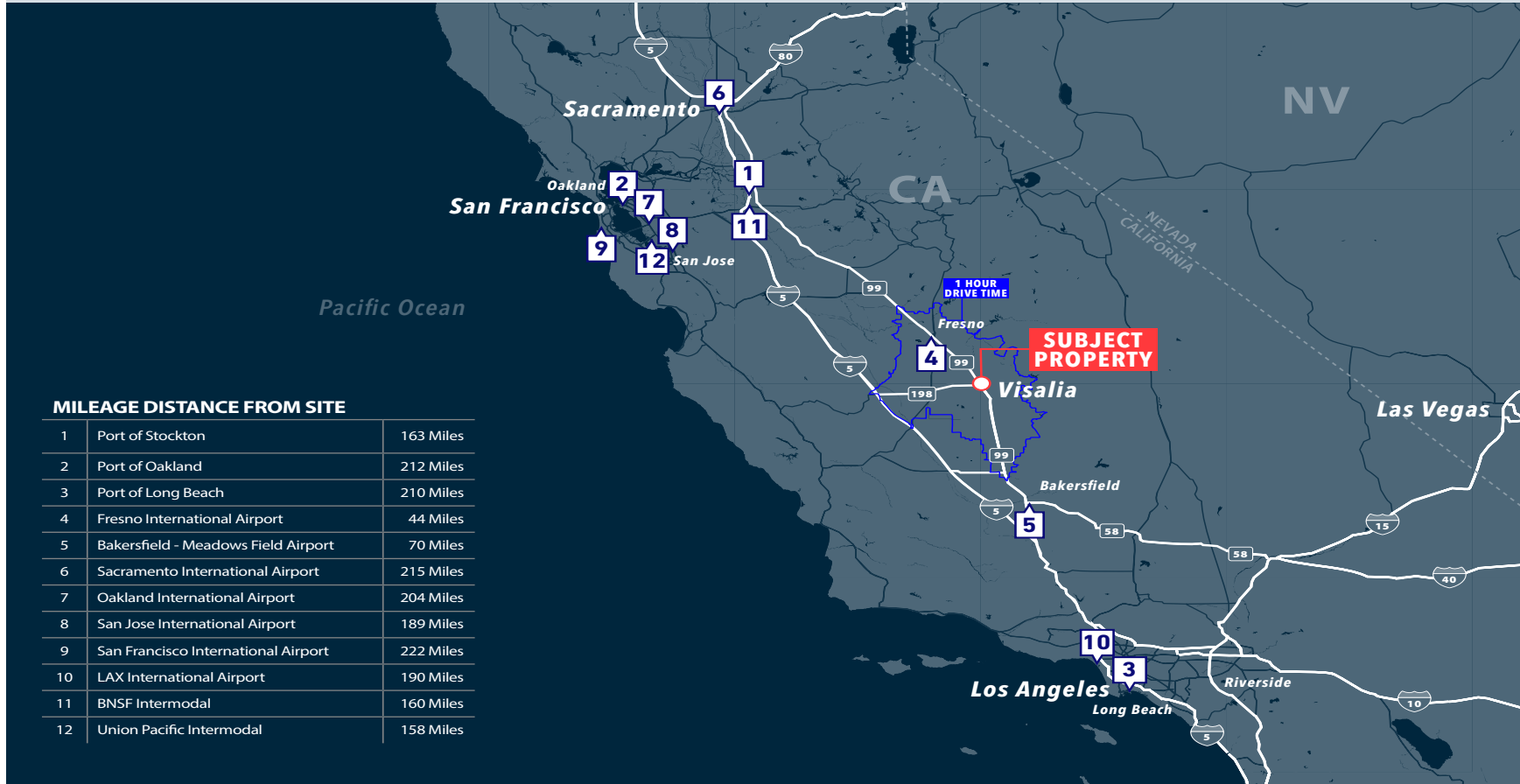
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GROUND PACKAGE DELIVERY TRANSIT DAYS FROM VISALIA



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REGIONAL MARKET ACCESS



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PROPERTY PHOTOS

